

**Energy-Saving and Water-Saving Improvements
at The Residences (subsidized by U. S. Department of Housing and Urban
Development) and Assisted Living at Eaton Senior Communities**

2009 Denver Water & Mile High Youth Corps (MHYC):

- ◆ April - Installed lo-flow toilets in both The Residences (RES) and Assisted Living (AL) (Denver Water provided the new toilets and the disposal of the old toilets, MHYC provided the labor)
- ◆ April - Installed 75 lo-flow aerators in the kitchens and bathrooms at AL and 186 lo-flow aerators in the kitchens at RES (Denver Water provided the aerators, MHYC provided the labor)

2009 Xcel Energy-Demand Side Management Program & Mile High Youth Corps – administered by Energy Outreach Colorado:

- ◆ Replaced 1,000 incandescent light bulbs with Compact Fluorescents (CFL's) in RES apartments and 129 in AL apartments (bulbs were provided by Xcel Energy Demand-side Management Program, MHYC provided the labor)

2010 U. S. Department of Energy grant through the Governor's Energy Office, administered by Energy Outreach Colorado – May & June:

- ◆ Replaced 3 of 4 boilers (AL paid for the 4th boiler)
- ◆ Upgraded all common area fluorescent fixtures in RES from T12 to T8 (1 year payback from energy savings)
- ◆ 57 refrigerators replaced in RES (went from \$120 annual operating cost to \$38 per refrigerator)
- ◆ 46 (22 year old) compact refrigerators replaced in AL
- ◆ Upgraded all common area and bathroom fluorescent fixtures in AL from T12 to T8
- ◆ Replaced all the exit signs with energy-efficient LED signs

2011 Denver Water Irrigation Efficiency – Demand Side Management Program – began January 2011 and completed May 2011:

- ◆ Renovated Eaton Senior Communities' landscaping, including the removal of all bluegrass and replaced it with additional hardscaping (including dry stream beds, large rocks and cobbles), Texas Bluegrass, Tall Fescue and Native Grasses. Most of the 30 year-old junipers were replaced with a variety of drought-tolerant bushes and perennials
- ◆ Renovated the irrigation system and adapted it to conform to the new landscaping, Installed a master controller with sensors and satellite communication, new rotor heads and spray nozzles
- ◆ Denver Water provided rebates on the equipment and an up-front payment of the projected water savings for the next five years, which covered approximately 28% of the cost of the project
- ◆ Landscaping Contractor donated Raised Planters for Eaton Terrace Assisted Living

Energy and Water Saving Improvements completed and paid for by Eaton Terrace:

- ◆ Installed lo-flow aerators in RES bathrooms - 2009
- ◆ Replaced RES hallway lighting with energy saving CFL fixtures

Revised 7/23/13

- ◆ Replaced AL domestic hot water boiler – May & June 2010
- ◆ Motion-detectors on Solarium lights – turn on when room is in use

Other Building Improvements completed and paid for by Eaton Senior Communities:

- ◆ Started Resident-driven recycling program at RES in 2008
- ◆ RES - went smoke-free in September 2008
- ◆ Used project funds from refinance to upgrade telephone system and fire panel system, added keyless entry, added security cameras, upgraded common areas in RES and added the solarium on the second floor of RES
- ◆ Established a Fitness Center on the fourth floor of RES with the EngAGE Wellness Program offering memberships in 2011
- ◆ AL – refurbished all common areas and installed commercial kitchen in 2010 & 2011
- ◆ Established a fenced pet area at RES in 2011
- ◆ Installed two raised planters at RES for herb gardens for chef in 2011
- ◆ Refurbished the RES Centrum in 2012

Other Green Initiatives:

- ◆ Green Team - resident recycling committee meets monthly to address issues with single stream recycling, including signage, resident education, and ways to increase participation
- ◆ Sustainability Committee, comprised of residents and staff, meets bi-monthly to identify and implement more programs to decrease energy and water usage and increase recycling – established in 2011
- ◆ Ongoing free CFL bulb exchange for residents’ personal lamps (Green Team idea)
- ◆ Decrease number of DEX Yellow Pages delivered to Eaton Senior Communities (Green Team idea)
- ◆ 4th Floor Recycling Center for CFL’s, batteries, and water filters
- ◆ Green moment at Staff and Resident meetings (Green Team idea)
- ◆ 2011 - Denver Urban Gardens constructed six raised planters for RES residents with materials purchased from The Home Depot Foundation grant. The grant also paid for irrigation and gardening supplies.
- ◆ Summer of 2012 - replaced the remaining original “through-the-wall” apartment air conditioners with Energy Star units
- ◆ Early 2013 – installed motion sensor lighting in public restrooms
- ◆ 2013 RES window replacement underway

Wish List:

- ◆ Reduce hallway lighting when no one is in hallway
- ◆ Solar thermal system for hot water heat
- ◆ Smart Power Strips for office equipment that will turn off all peripheral equipment when the computer is powered down each day

Gas, Electric and Water Savings Charts are located on the Centrum bulletin board.